



Vincent Close, Newmarket CB8 7AN

Guide Price £225,000

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A modern semi-detached bungalow standing on the very edge of this popular development and enjoying a mainly south west facing rear garden.

The property offers accommodation to include entrance hall, living room/dining room, kitchen/breakfast room, two good size bedrooms and family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a fully enclosed rear garden and garage en-bloc.

- **Semi-Detached Bungalow**
- **Spacious Accommodation Throughout**
- **Two Double Bedrooms**
- **South-west Facing Rear Garden**
- **Garage En Bloc**
- **Popular Development**
- **Viewing Highly Recommended**

Entrance Hall

With doors leading to all rooms. Two built-in storage cupboards. Radiator.

Kitchen 10'9" x 9'4" (3.29m x 2.86m)

Fitted with range of eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space and connection for electric cooker. Space and plumbing for washing machine. Tiled walls to working areas. Dual aspect windows. Door to entrance hall.

Living Room 18'10" x 11'10" (5.76m x 3.61m)

Spacious living room with dual windows overlooking rear garden. Radiator. Glazed door to rear garden. Door to entrance hall.

Bedroom 1 12'11" x 11'10" (3.94m x 3.61m)

Spacious bedroom with window to rear aspect. Built-in wardrobes. Radiator. Door to entrance hall.

Bedroom 2 10'9" x 9'7" (3.29m x 2.94m)

Generous bedroom with window to front aspect. Radiator. Door to entrance hall.

Bathroom 7'4" x 7'3" (2.26m x 2.21m)

Fitted with suite comprising low level W.C., pedestal hand basin and panelled bath. Obscured window. Door to entrance hall.

Outside - Front

Mainly laid to gravel with pathway leading to front door with storm porch over.

Outside - Rear

South-west facing garden, mainly laid to gravel with planted borders. Side access gate. Glazed door leading to living room. Garage en bloc.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End of Terrace Bungalow

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 67 SQM

Parking –

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

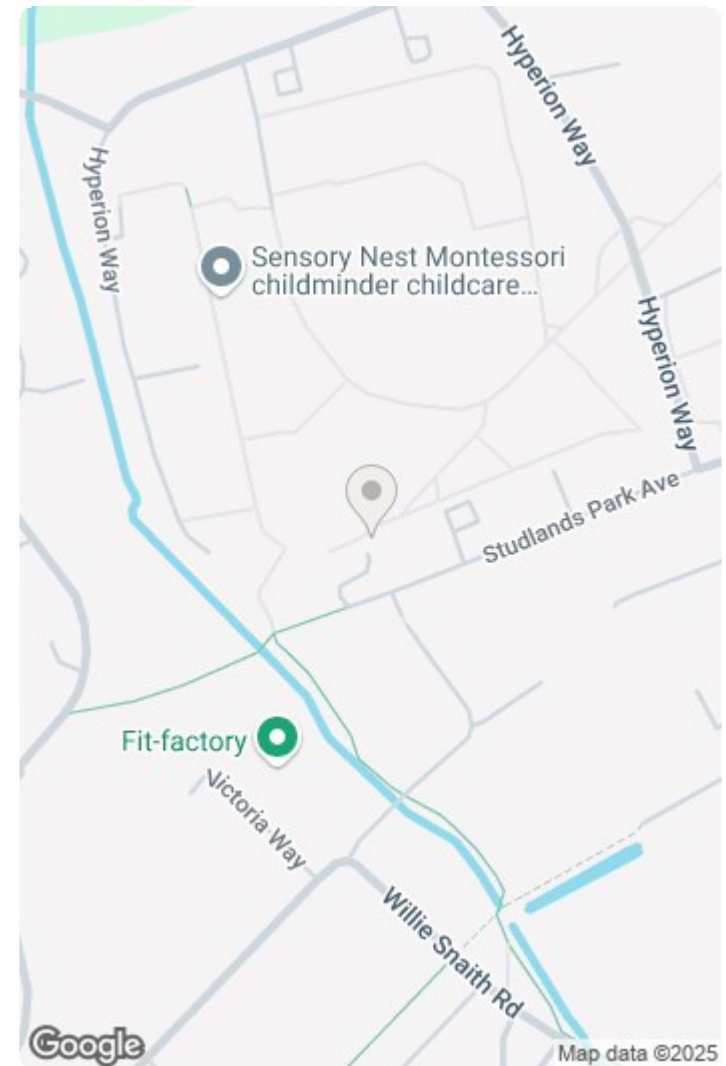
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants

– None that the vendor is aware of



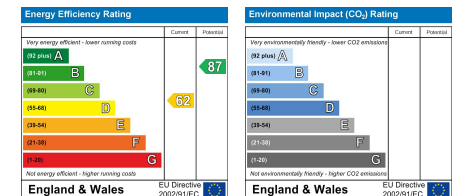
GROUND FLOOR 721 sq.ft. (67.0 sq.m.) approx.



17 VINCENT CLOSE

TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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